127.0	0004	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	896,200 / 896,200
					USE VALUE:	896,200 / 896,200
					ASSESSED:	896,200 / 896,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34	-36	COLEMAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY STEPHEN & ERNA
Owner 2:	
Owner 3:	
Street 1:	21 PURCELL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENNEDY HENRY J -
Owner 2:	-
Street 1:	34 COLEMAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .102 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2681 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4459.000	507,800	800	387,600	896,200
Total Card	0.102	507,800	800	387,600	896,200
Total Parcel	0.102	507,800	800	387,600	896,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.25 /Parcel: 334.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 82038

GIS Ref

GIS Ref

Insp Date 04/06/18

!9858!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0004-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	507,800	800	4,459.	387,600	896,200		Year end	12/23/2021
2021	104	FV	484,100	800	4,459.	387,600	872,500		Year End Roll	12/10/2020
2020	104	FV	484,300	800	4,459.	387,600	872,700	872,700	Year End Roll	12/18/2019
2019	104	FV	373,500	800	4,459.	387,600	761,900	761,900	Year End Roll	1/3/2019
2018	104	FV	373,500	0	4,459.	343,300	716,800	716,800	Year End Roll	12/20/2017
2017	104	FV	349,700	0	4,459.	288,000	637,700	637,700	Year End Roll	1/3/2017
2016	104	FV	349,700	0	4,459.	288,000	637,700	637,700	Year End	1/4/2016
2015	104	FV	310,400	0	4,459.	249,200	559,600	559,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:43:19

LAST REV

Date	Time
04/19/18	11:03:56
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9858

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEDY HENRY J	1427-145		12/13/2012		550,000	No	No		
KENNEDY HENRY J	1306-85		8/16/2005	Family	55,000	No	No		
LYNCH JAMES J--	1268-109		5/23/2003		550,000	No	No		
	1067-198		3/1/1990		1	No	No		A

USER DEFINED

Prior Id # 1:	82038
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2013	737	Siding	24,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	MEAS&NOTICE	CC	Chris C
4/30/2014	External Ins	PC	PHIL C
6/10/2013	Info Fm Prmt	EMK	Ellen K
12/24/2008	Measured	294	PATRIOT
12/6/1999	Meas/Inspect	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4459		Sq. Ft.	Site		0	70.	1.24	8									387,640						387,600	

Total AC/HA:	0.10236	Total SF/SM:	4459	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	387,640	Spl Credit		Total:	387,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05384612
Const Adj.:	0.97029907
Adj $ / SQ:	184.058
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	689886
Depreciation:	182130
Depreciated Total:	507756

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	11	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

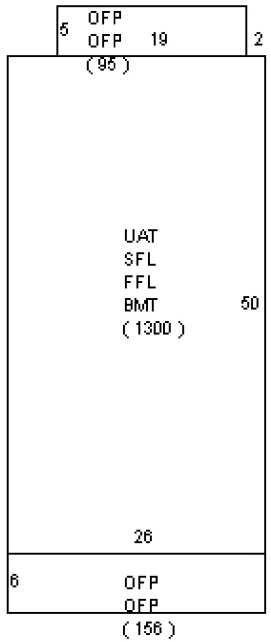
No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	184.06
Special Features:	0	Val/Su Net:	107.43
Final Total:	507800	Val/Su SzAd	195.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,300	55.220	71,783
FFL	First Floor	1,300	184.060	239,276
SFL	Second Floor	1,300	184.060	239,276
OFP	Open Porch	502	19.200	9,638
UAT	Upper Attic	325	87.430	28,414
Net Sketched Area:		4,727	Total:	588,387
Size Ad	2600	Gross Area	5702	FinArea 2681

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 127.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2017	0.00	T	1.6	104						
19	Patio	D	Y	1	16x16	A	AV	2000	3.71	T	15.2	104			800			800

More:	N	Total Yard Items:	800	Total Special Featues:	Total: 800